167.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	927,800 / 927,800
					USE VALUE:	927,800 / 927,800
					ASSESSED:	927,800 / 927,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HETT ERIK C & SUNITA R
Owner 2:	
Owner 3:	
Street 1:	167 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MUSTELIER MARIA/TRUSTEE -
Owner 2:	MARIA MUSTELIER LIVING TRUST -
Street 1:	167 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,329 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2795 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8329.000	477,000	5,300	445,500	927,800
Total Card	0.191	477,000	5,300	445,500	927,800
Total Parcel	0.191	477,000	5,300	445,500	927,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.01 | /Parcel: 332.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	477,000	5300	8,329.	445,500	927,800	927,800	Year End Roll	12/18/2019
2019	101	FV	354,300	5300	8,329.	445,500	805,100	805,100	Year End Roll	1/3/2019
2018	101	FV	353,500	5300	8,329.	394,600	753,400	753,400	Year End Roll	12/20/2017
2017	101	FV	353,500	5300	8,329.	330,900	689,700	689,700	Year End Roll	1/3/2017
2016	101	FV	299,200	5300	8,329.	330,900	635,400	635,400	Year End	1/4/2016
2015	101	FV	292,200	5300	8,329.	286,400	583,900	583,900	Year End Roll	12/11/2014
2014	101	FV	292,200	5300	8,329.	276,800	574,300	574,300	Year End Roll	12/16/2013
2013	101	FV	292,200	5300	8,329.	263,500	561,000	561,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12937

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUSTELIER MARIA	65292-33		4/30/2015		805,000	No	No		
MUSTSLIER MARIA	64719-359		12/29/2014	Convenience	10	No	No		
MC LAUGHLIN PHI	51614-58		8/26/2008		574,000	No	No		
MC LAUGHLIN PHI	37779-609		1/24/2003	Family	99	No	No		
VARGELIS CONSTA	31983-354		11/1/2000		340,000	No	No		
	10681-45		11/2/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	950	New Wind	27,814	C				
4/18/2019	530	Porch	10,000	C				
10/19/2017	1383	Wood Dec	19,661	C				
3/8/2002	136	Redo Kit	12,500	C				REMODEL KITCHEN+ 1
9/4/2001	617	Wood Dec	3,400	O				18X21 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	CC	Chris C
8/25/2016	Sales Review	PT	Paul T
3/12/2009	Inspected	163	PATRIOT
12/24/2008	Measured	372	PATRIOT
3/20/2001	MLS	MM	Mary M
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 110695
GIS Ref:
GIS Ref:
Insp Date: 05/17/18

!12937!

PRINT

Date	Time
12/11/20	02:57:25

LAST REV

Date	Time
10/28/20	09:20:12

danam

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	110695
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8329		Sq. Ft.	Site		0	70.	0.76	8			Med. Tr	-5					445,462						445,500	

Total AC/HA: 0.19121 | Total SF/SM: 8329 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 445,462 | Spl Credit | Total: 445,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STND		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25763893
Const Adj.:	0.99980003
Adj $ / SQ:	157.173
Other Features:	111940
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534802
Depreciation:	57759
Depreciated Total:	477043

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

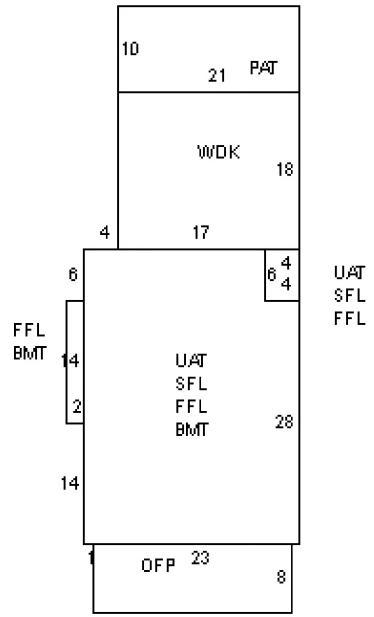
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	172.89
Special Features:	0	Val/Su Net:	133.73
Final Total:	477000	Val/Su SzAd	276.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	878	157.170	137,998
BMT	Basement	854	82.520	70,469
SFL	Second Floor	850	157.170	133,597
WDK	Deck	378	8.640	3,267
UAT	Upper Attic	213	110.020	23,380
PAT	Patio	210	4.030	847
OFP	Open Porch	184	25.460	4,685
	Net Sketched Area:	3,567	Total:	374,243
Size Ad	1728	Gross Are	4204	FinArea 2795

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	G	GD	1940	31.77	T	30	101			5,300			5,300

More: N | Total Yard Items: 5,300 | Total Special Featues: | Total: 5,300